



# MEMORANDUM

107.07-17A MIAMI-DADE/GSA-MAT. MGT.

Agenda Item No. 7(R)(1)(B)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

DATE: **October 7, 2003**

FROM: George M. Burgess  
County Manager

SUBJECT: Execution of Partial Release of  
Utility Easements which are not  
needed by Miami-Dade County  
for Water or Sewer Facilities

## RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the attached resolution authorizing the execution of a Partial Release of Easements for easements granted to the Peninsula Utilities Corporation in 1963 and 1965. The Miami-Dade Water and Sewer Department (Department) has been granted new easements by the respective property owners and no longer needs to retain certain portions of the existing easements.

## BACKGROUND

On June 20, 1963, the owner of a parcel of land (the Land) located in the Kendall area of Miami-Dade County, Florida, executed an easement in favor of Peninsula Utilities Corporation, which easement was recorded in Official Records Book 3718 Pages 394 thru 396 of the Public Records of Miami-Dade County. Said easement, located on the south side of S.W. 88<sup>th</sup> Street (Kendall Drive) and east of S.W. 77<sup>th</sup> Avenue, granted Peninsula Utilities Corporation the right to install and maintain water and/or sewer mains. On June 20, 1963, November 26, 1963, and March 4, 1965, Peninsula Utilities Corporation also entered into unrecorded easement agreements granting various rights as to the Land and adjacent parcels which are no longer required by the Department. The Department, which is successor in interest to Peninsula Utilities Corporation, has received temporary easements from the respective property owners and no longer needs to retain certain portions of the existing easements. The execution of the Partial Release of Easements will enable the landowners to remove this encumbrance from the title to the property for the purpose of preparing new plats for the respective parcels. Once the existing facilities are relocated, within the public right-of-way of S.W. 88<sup>th</sup> Street, the temporary easements will be terminated.

Therefore, it is respectfully requested that the attached resolution and Partial Release of Easements be approved.

  
\_\_\_\_\_  
Assistant County Manager




# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** October 7, 2003

**FROM:**   
Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 7 (R) (1) (B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 7(R)(1)(B)  
10-7-03

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING EXECUTION OF PARTIAL  
RELEASE OF EASEMENT RECORDED IN OFFICIAL  
RECORDS BOOK 3718, PAGE 394 THRU 396;  
AND EASEMENT RIGHTS GRANTED PENINSULA  
UTILITIES CORPORATION BY AGREEMENTS DATED  
JUNE 20, 1963, NOVEMBER 26, 1963, AND MARCH 4,  
1965, AS REFERENCED IN SPECIAL WARRANTY DEED  
RECORDED IN OFFICIAL RECORDS BOOK 4902, PAGE  
159, WHICH ARE NOT NEEDED BY MIAMI-DADE COUNTY  
FOR WATER OR SEWER FACILITIES

WHEREAS, this Board desires to accomplish the purposes  
outlined in the accompanying memorandum, a copy of which is  
incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby  
approves execution of a Partial Release of Easements for portions  
of that certain easement granted to Peninsula Utilities Corporation  
on June 20, 1963 and recorded in Official Records Book 3718, Page  
394 thru 396, of the Public Records of Miami-Dade County, Florida,  
and easement rights granted Peninsula Utilities Corporation by  
Agreements dated June 20, 1963, November 26, 1963, and March 4,  
1965, as referenced in Special Warranty Deed recorded in Official  
Records Book 4902, Page 159, which portions of said easements are  
not needed by Miami-Dade County for water or sewer facilities, in  
substantially the form attached hereto and made a part hereof; and

authorizes the County Manager to execute same for and on behalf of Miami-Dade County.

The foregoing resolution was offered by Commissioner  
  , who moved its adoption. The  
motion was seconded by Commissioner  
and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrin D. Rolle
Natacha Seijas	Rebecca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of October, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency.  
Henry N. Gillman

By: \_\_\_\_\_  
Deputy Clerk

This Instrument Prepared by:  
Victor M. Rodríguez  
Miami-Dade Water And Sewer Department  
P.O. Box 330316  
Miami, Fl. 33233-0316

### **PARTIAL RELEASE OF EASEMENT**

MIAMI-DADE COUNTY hereby releases of record and disclaims any interest it may have in a portion of the Grant of Easement dated June 20, 1963, and recorded in Official Records Book 3718 at Page 394 thru 396 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows, to wit:

See Exhibits "A" and "B" attached hereto.

Notwithstanding, Miami-Dade County, by this Partial Release of Easement, retains and specifically does not release or disclaim any interest or rights that it may have in the remainder of the real property legally described in the Grant of Easement referred to above.

IN WITNESS WHEREOF, Miami-Dade County has caused this Partial Release of Easement to be executed and delivered on this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

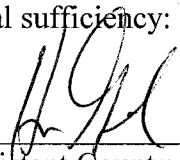
Attested to:  
Harvey Ruvin, Clerk

MIAMI-DADE COUNTY

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
County Manager

Approved as to form and  
legal sufficiency:

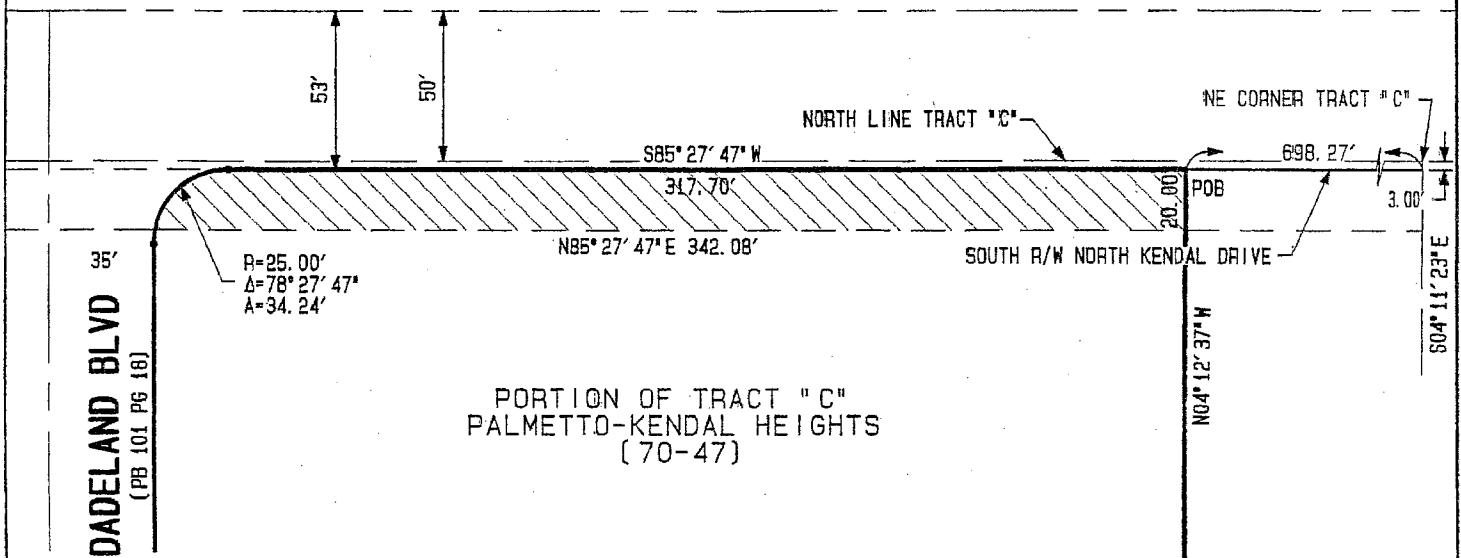
  
\_\_\_\_\_  
Assistant County Attorney

# SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

## EXHIBIT "A"



NORTH KENDAL DRIVE (SW 88th STREET)



4/30/03 REVISED TRACT LABEL  
THIS IS NOT A BOUNDARY SURVEY

PREPARED BY:

*E. R. Brownell*

PROPOSED TRACT "A"  
DOWNTOWN DADELAND (T: 21357)

BEING A PORTION OF TRACT "C"  
PALMETTO-KENDAL HEIGHTS (70-47)

E. R. BROWNELL & ASSOCIATES, INC.

LAND SURVEYORS - CONSULTING ENGINEERS

3152 CORAL WAY MIAMI, FL 33145

(305) 446-3511

DR. BY : TB

DATE : 04-16-03

SK.

\*SM-1583B

JOB # 55452

SCALE: 1" = 60'

## EXHIBIT "A"

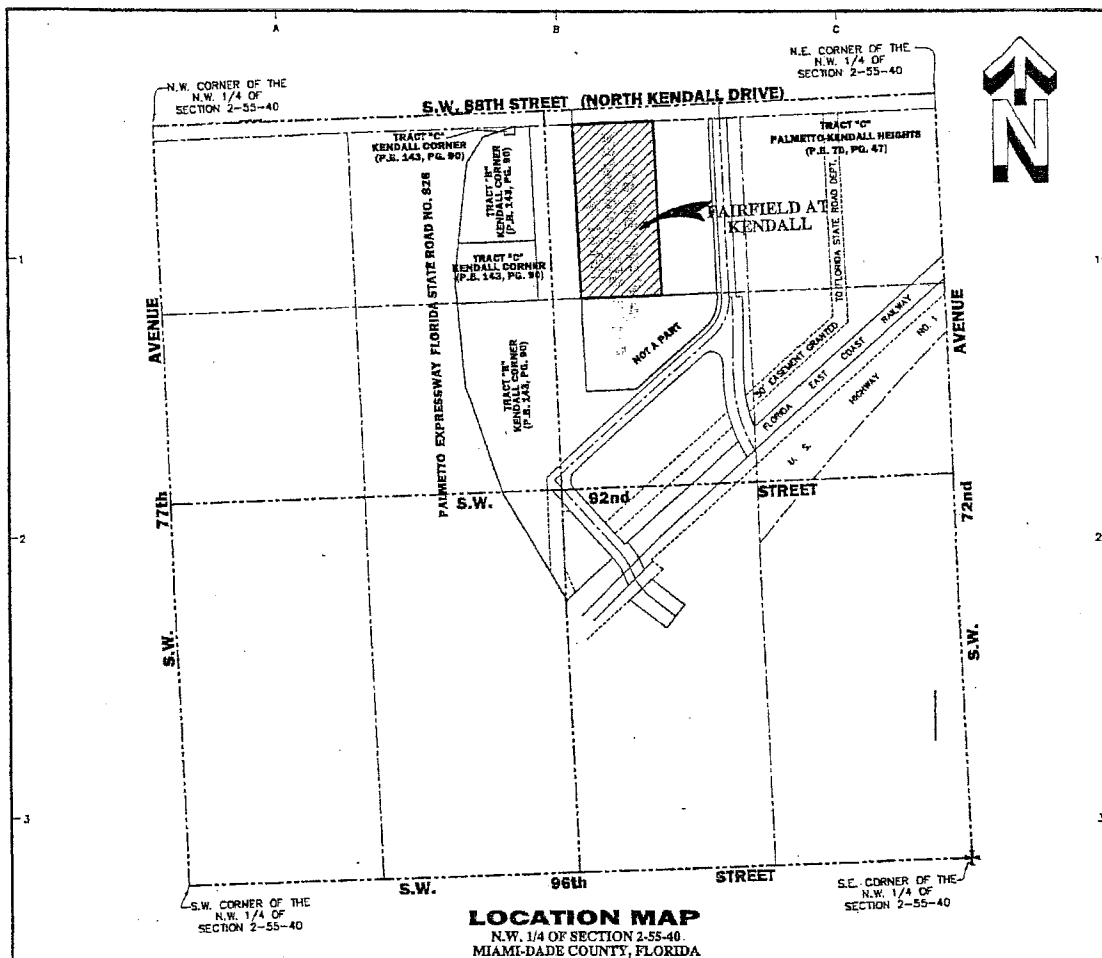
April 16, 2003

### EASEMENT LEGAL DESCRIPTION

A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, according to the plat thereof recorded in Plat Book 70 at Page 47 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of said PALMETTO-KENDAL HEIGHTS; thence run South  $4^{\circ}11'23''$  East, along the East line of the said Tract "C" for a distance of 3.00 feet to a point on the South right-of-way line of North Kendal Drive; Thence South  $85^{\circ}27'47''$  West, along the South right-of-way line of North Kendal Drive for a distance of 698.27 feet to a point of intersection with a line 25.00 feet West of and parallel with the Easterly line of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 55 South, Range 40 East; as shown on the said plat of PALMETTO-KENDAL HEIGHTS and the Point of Beginning of the parcel of land herein described; thence continue South  $85^{\circ}27'47''$  West, along the South right-of-way line of North Kendal Drive for a distance of 317.70 feet to a point of curvature of a circular curve to the left having a radius of 25.00 feet and a central angle of  $78^{\circ}27'47''$ , said curve also being the Easterly Right-of-Way line of Dadeland Boulevard, as recorded in Road Plat Book 101 at Page 18 of the Public Records of Miami-Dade County, Florida; thence run Southwesterly along the arc of said curve for an arc distance of 34.24 feet to a point; thence run North  $85^{\circ}27'47''$  East along a line 20.00 feet South of and parallel with the South right-of-way line of North Kendal Drive for a distance of 342.08 feet to a point of intersection with a line 25.00 feet West of and parallel with the East line of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 2; thence run North  $4^{\circ}12'37''$  West, parallel with the East line of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 2, for a distance of 20.00 feet to the Point of Beginning.

E.R. BROWNELL & ASSOCIATES, INC.

**SURVEYOR'S NOTES:**

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on an assumed value N85°27'47"E, along the North Line of the Northwest 1/4 of Section 2-55-40.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

*Ford, Armenteros & Manucy, Inc.*

L.B.6557

Date: APRIL 21, 2003

Revision:

*Ricardo Rodriguez*  
Ricardo Rodriguez, P.S.M., For the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No.5936

**FAIRFIELD AT DADELAND - 20' EASEMENT RELEASE**

FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	LOCATION MAP, SURVEYOR'S NOTES	
PREPARED FOR:	FAIRFIELD RESIDENTIAL	
DRAWN BY: R. RODRIGUEZ	DATE: APRIL 22, 2003	SHEET: 1
DWG. CHECKED BY: <i>[Signature]</i>	SCALE: N/A	1 of 3 SHEETS
CHECKED BY: <i>[Signature]</i>	PROJECT No: 02-174-1001	

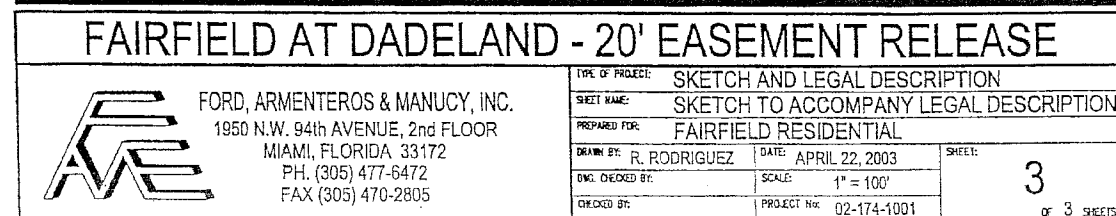


**LEGAL DESCRIPTION:**

The North 20.00 feet of Tract "A", of "OFFICE DEPOT COMPLEX", according to the Plat thereof, as recorded in Plat Book 146, at Page 91 of the Public Records of Miami-Dade County, Florida.

1 Containin 5,516.80 Square Feet and/or 0.12 Acres more or less.

<b>FAIRFIELD AT DADELAND - 20' EASEMENT RELEASE</b>			
	<b>FORD, ARMENTEROS &amp; MANUCY, INC.</b> 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805		
	TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
	SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
	PREPARED FOR: FAIRFIELD RESIDENTIAL		
	DRAWN BY: R. RODRIGUEZ	DATE: APRIL 22, 2003	SHEET: 2
DRC. CHECKED BY:	SCALE: N/A	2 of 3 SHEETS	
CHECKED BY:	PROJECT No: 02-174-1001		



This Instrument Prepared by:  
Victor M. Rodríguez  
Miami-Dade Water And Sewer Department  
P.O. Box 330316  
Miami, Fl. 33233-0316

### PARTIAL RELEASE OF EASEMENT

MIAMI-DADE COUNTY hereby releases of record and disclaims, as to the properties described in Exhibits "A" and "B" attached hereto, any interest it may have in the Easement Agreements dated June 20, 1963, November 26, 1963, and March 4, 1965, as referenced in Special Warranty Deed recorded in Official Records Book 4902, Page 159 of the Public Records of Miami-Dade County, Florida.

Notwithstanding, Miami-Dade County, by this Partial Release of Easement, retains and specifically does not release or disclaim any interest or rights that it may have in the remainder of the real property legally described in the Easement Agreements referred to above.

IN WITNESS WHEREOF, Miami-Dade County has caused this Partial Release of Easement to be executed and delivered on this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

Attested to:  
Harvey Ruvin, Clerk

MIAMI-DADE COUNTY

By: \_\_\_\_\_  
Deputy Clerk

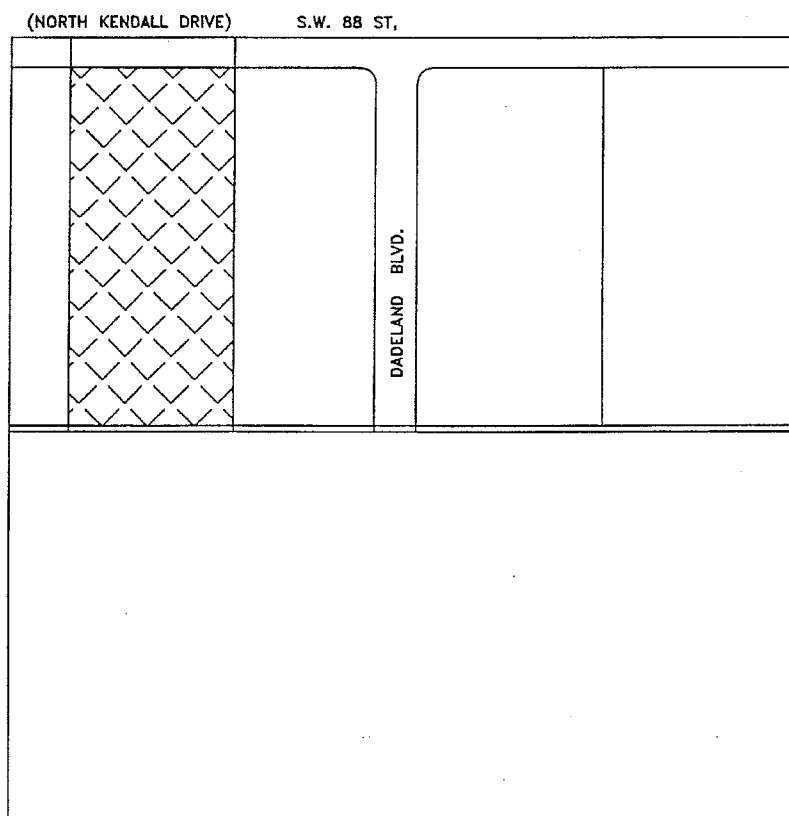
By: \_\_\_\_\_  
County Manager

Approved as to form and  
legal sufficiency:

  
\_\_\_\_\_  
Assistant County Attorney



MIAMI-DADE COUNTY / SEC. 2-55-40



A PORTION OF THE N.W. 1/4, N.E. 1/4, N.W. 1/4, SEC. 2, TWP 55 SOUTH RGE 40 EAST

## Exhibit "A" -1

LOCATION SKETCH FOR: FAIRFIELD TOWN CENTER

DRAWN: ECG

CHECKED:

SCALE: 1"=300'

DATE: 12/06/01

MIAMI - DADE WATER AND SEWER DEPARTMENT

**Exhibit "A"**LEGAL DESCRIPTION

TRACT A OF OFFICE DEPOT COMPLEX ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

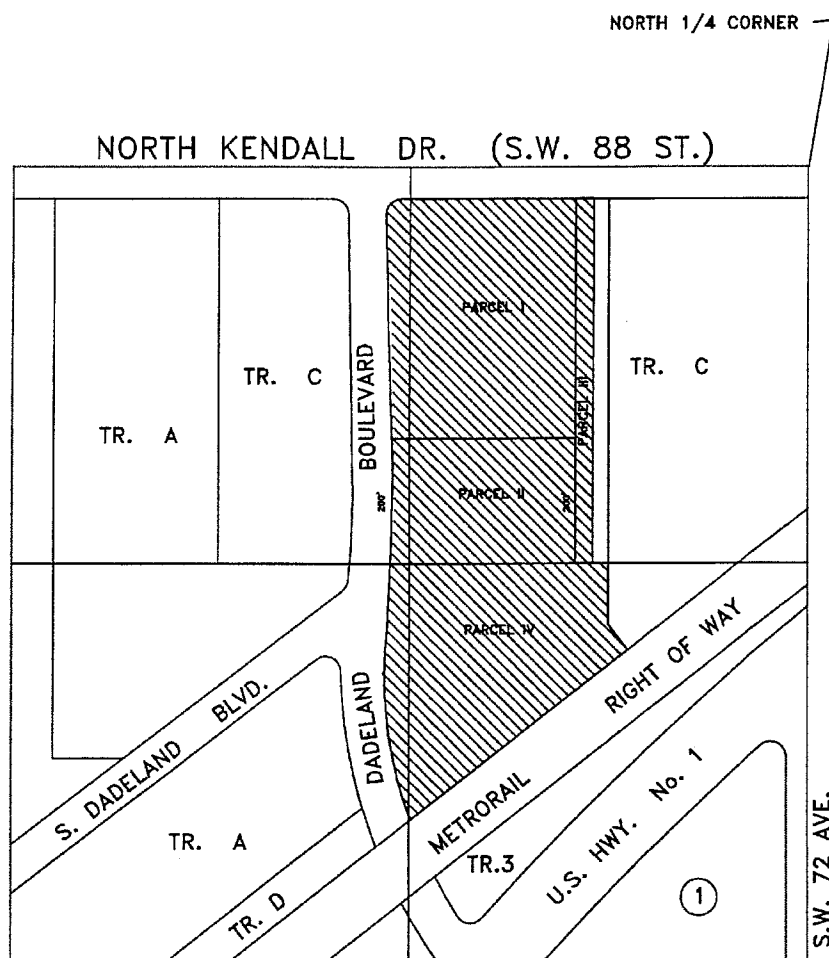
A PORTION OF TRACT "A", OF "OFFICE DEPOT COMPLEX", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 146 AT PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "C" OF "PALMETTO-KENDALL HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 04°11'23" EAST, ALONG THE EAST LINE OF SAID TRACT "C", FOR 3.00 FEET; THENCE RUN SOUTH 85°27'47" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE, FOR 1579.11 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE RUN SOUTH 04°32'13" EAST, ALONG THE WEST LINE OF SAID TRACT "A" FOR 600.00 FEET TO THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED PARCEL OF LAND:

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 04°32'13" EAST ALONG THE WEST LINE OF SAID TRACT "A", FOR 320.99 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE RUN NORTH 85°27'47" EAST, ALONG A LINE 920.99 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE AND ALSO BEING THE SOUTH LINE OF SAID TRACT "A", FOR 169.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH DADELAND BOULEVARD, AS SHOWN ON SAID PLAT OF OFFICE DEPOT COMPLEX; THENCE RUN NORTH 45°46'37" EAST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, FOR 314.91 FEET TO THE POINT OF CURVATURE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 50°18'50", A RADIUS OF 135.00 FEET, FOR AN ARC DISTANCE OF 118.55 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 04°32'13" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, FOR 16.00 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT A; THENCE RUN SOUTH 85°27'47" WEST, ALONG THE BOUNDARY LINE OF SAID TRACT A, FOR 184.62 FEET TO THE BOUNDARY CORNER OF SAID TRACT "A"; THENCE CONTINUE SOUTH 85°27'47" WEST, THROUGH SAID TRACT "A" FOR 275.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE WAS FORMERLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "C" OF "PALMETTO-KENDALL HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 04°11'23" EAST, ALONG THE EAST LINE OF SAID TRACT "C", FOR A DISTANCE OF 3.00 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTH KENDALL DRIVE; THENCE SOUTH 85°27'47" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE, FOR A DISTANCE OF 1303.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°27'47" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 275.84 FEET TO A POINT; THENCE SOUTH 04°32'13" EAST FOR A DISTANCE OF 600.00 FEET TO A POINT; THENCE NORTH 85°27'47" EAST ALONG THE LINE 600.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE FOR A DISTANCE OF 275.84 FEET TO A POINT; THENCE NORTH 04°32'13" WEST FOR A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.



A PORTION OF THE N.W. 1/4, N.W. 1/4 SEC. 2 TWP 55 S. RGE 40 E

## Exhibit "B" - 1

LOCATION SKETCH FOR: DOWNTOWN DADELAND

DRAWN: ECG CHECKED: SCALE: 1"=300' DATE: 01/24/03

MIAMI - DADE WATER AND SEWER DEPARTMENT

## Exhibit "B"

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LEGAL DESCRIPTION

PARCEL I

Portions of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat Book 70 at Page 47 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO KENDAL HEIGHTS, Plat Book 70 at Page 47 of the Public Records of Dade County, Florida; thence South 4°11'23" East, along the East line of the said Tract "C" for a distance of 3.0 feet to a point on the South right-of-way line of North Kendal Drive; thence South 85°27'47" West, along the south right-of-way line of North Kendal Drive for a distance of 723.27 feet to a point on the West line of the Florida State Road Department Easement shown in the said Tract "C" and the Point of Beginning if the parcel of land herein described; thence continue South 85°27'47" West, along the South right-of-way line of North Kendal Drive for a distance of 330.00 feet; thence South 4°32'13" East for a distance of 400.00 feet; thence North 85°27'47" East for a distance of 327.72 feet to a point on the West line of the said Florida State Road Department Easement; thence North 4°12'37" West along the West line of the said Florida State Road Department Easement for a distance of 400.01 feet to the Point of Beginning containing 131,544.00 square feet, more or less.

AND

PARCEL II

A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat Book 70 at Page 47 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract "C" of PALMETTO KENDAL HEIGHTS, Plat Book 70 at Page 47 of the Public Records of Dade County, Florida; thence South 4°11'23" East, along the East line of the said Tract "C" for a distance of 3.0 feet to a point on the south right-of-way line of North Kendal Drive; thence South 85°27'47" West, along the South right-of-way line of North Kendal Drive for a distance of 1,053.27 feet; thence South 4°32'13" East for a distance of 400.00 feet to the Point of Beginning of the parcel of land herein described; thence continue South 4°32'13" East for a distance of 200.00 feet; thence North 85°27'47" East for a distance of 326.58 feet to a point on the West line of the Florida State Road Department Easement shown in the said Tract "C"; thence North 4°12'37" West, along the West Line of the said Florida State Road Department Easement, for a distance of 200.00 feet to a point which is located 400.00 feet South of, as measured at right angles to, the South right-of-way line of North Kendal Drive; thence South 85°27'47" West for a distance of 327.72 feet to the Point of Beginning containing 65,430.00 square feet, more or less.

AND

**Exhibit "B"**

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LEGAL DESCRIPTION CONTINUEDPARCEL III

A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, according to the plat thereof recorded in Plat Book 70, at Page 47 of the Public Records of Dade County, Florida described as follows:

Commence at the Northeast corner of Tract "C" PALMETTO-KENDAL HEIGHTS according to the plat thereof recorded in Plat Book 70, at Page 47 of the Public Records of Dade County, Florida; thence run South 4°11'23" East along the East line of said Tract "C" for a distance of 3.0 feet to a point on the South right-of-way line of North Kendal Drive; thence run South 85°27'47" West along the South right-of-way line of North Kendal Drive for a distance of 723.27 feet to the Point of Beginning of the parcel of land herein described; thence run South 4°12'37" East for a distance of 600.01 feet to a point thence run North 85°27'47" East for a distance of 25 feet to a point; thence run North 4°12'37" West for a distance of 600.01 feet to a point on the South right-of-way of North Kendal Drive; thence run South 85°27'47" West along said south right-of-way line of North Kendal Drive a distance of 25 feet to the Point of Beginning containing 15,000 square feet, more or less.

**ALL LESS**

A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, according to the plat thereof recorded in Plat Book 70 at Page 47 of the Public Records of Dade County, Florida, lying in the NW 1/4 of Section 2, Township 55 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of said Tract "C"; thence run South 4°11'23" East along the East line of said Tract "C" for a distance of 3.00 feet to the point of intersection with the Southerly right-of-way line of North Kendal Drive (SW 88 Street); thence run South 85°27'47" West along the Southerly right-of-way line of North Kendal Drive (SW 88th Street) for a distance of 1053.27 feet to the Point of Beginning of the herein described parcel; thence run South 4°32'13" East for a distance of 600.00 feet to the point of intersection with a line that is 600.00 feet South of and parallel with the Southerly right-of-way line of North Kendal Drive (SW 88th Street); thence run North 85°27'47" East along the line that is 600.00 feet South of and parallel with the Southerly right-of-way line of North Kendal Drive (SW 88th Street) for a distance of 19.62 feet to a point; thence run North 4°32'13" West for a distance of 236.06 feet to the point of curvature of a circular curve to the left; thence run Northerly along the arc of said circular curve to the left, having a radius of 1944.86 feet, through a central angle of 03.°32'49.3", for an arc distance of 120.40 feet to the point of reverse curvature of a circular curve to the right; thence run Northerly along the arc of said circular curve to the right, having a radius of 1874.86 feet, through a central angle of 03°32'49.3", for an arc distance of 116.07 feet to a point; thence run North 4°32'13" West along a line tangent to the previously described curve for a distance of 102.62 feet to the point of curvature of a circular curve to the right; thence run Northeasterly along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of 90°00'00", for an distance of 39.27 feet to the point of tangency with the Southerly right-of-way line of North Kendal Drive (SW 88th Street); thence run South 85°27'47" West along the Southerly right-of-way line of North Kendal Drive (SW 88th Street) for a distance of 37.30 feet to the Point of Beginning containing 10,112 square feet more or less.



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LEGAL DESCRIPTION CONTINUED

AND

PARCEL IV

A portion of Tract "C", of PALMETTO-KENDAL HEIGHTS, according to the plat thereof, recorded in Plat Book 70 at Page 47, of the Public Records of Dade County, Florida, lying in the Northwest 1/4 of Section 2, Township 55 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Tract "C"; thence run South 04°11'23" East along the East line of said Tract "C" a distance of 3.00 feet to the point of intersection with the Southerly Right-of-Way line of North Kendal Drive (SW 88th Street); thence run South 85°27' 47" West along the Southerly Right-of-Way line of North Kendal Drive (SW 88th Street) a distance of 1,053.27 feet to a point; thence South 04°32'13" East a distance of 600.00 feet to a point; thence North 85°27'47" East a distance of 19.62 feet to the Point of Beginning of the parcel of land herein described; thence continue North 85°27'47" East a distance of 357.07 feet to a point on the Easterly line of the West 1/2 of the East 1/2 of the NE 1/4 of the NW 1/4 of Section 2, Township 55 South, Range 40 East; as shown on the aforesaid plat of PALMETTO-KENDAL HEIGHTS, Plat Book 70 Page 47; thence South 04°12'37" East along the said Easterly line of said West 1/2, East 1/2, Northeast 1/4, Northwest 1/4, of Section 2, Township 55 South, Range 40 East, a distance of 122.58 feet to a point; thence run South 44°13'23" East a distance of 50.00 feet to a point of intersection with the Northwesterly Right-of-Way line of the Florida East Coast (F.E.C.) Railway; thence run South 45°46'37"W along the Northwesterly Right-of-Way line of said F.E.C. Railway a distance of 480.45 feet to a point of intersection with a nontangent curve concave to the right, having a radius of 442.46 feet and a central angle of 20°26'00", said curve also being the Easterly Right-of-Way line of DADELAND BOULEVARD, as recorded in Road Plat Book 101 Page 18 of the Public Records of Dade County, Florida; thence run Northwesterly along the arc of said curve a distance of 157.88 feet to the point of compound curvature of a circular curve to the right having a radius of 1,874.86 feet and a central angle of 04°04'00"; thence run Northwesterly along the arc of said curve a distance of 133.07 feet to the point of reverse curvature of a circular curve to the left having a radius of 1,944.86' and a central angle of 04°04' 00"; thence run Northwesterly along the arc of said curve a distance of 138.04 feet to a point of tangency; thence run North 04°32'13" West a distance of 43.94 feet to the Point of Beginning; the last described four courses being the Easterly Right-of-Way of Dadeland Boulevard. Containing 121,806 square feet, more or less.

7 State Stamp - \$92.50 U.S. Stamp \$340.45  
 SPECIAL WARRANTY DEED

THIS INDENTURE, Made, this 14th day of January, A. D., 1966  
 BETWEEN ARVIDA CORPORATION, a corporation existing under the laws  
 of the State of Delaware, having its principal place of business in the County  
 of Dade and State of Florida, and lawfully authorized to transact business in  
 the State of Florida, party of the first part, and ALLMOR DEVELOPMENT  
 CORPORATION, a corporation existing under the laws of the State of Florida,  
 whose mailing address is 222 West Seventh Street, Cincinnati, Ohio 45202,  
 having its principal place of business in the County of Hamilton and State of  
 Ohio and lawfully authorized to transact business in the State of Florida, party  
 of the second part.

WITNESSETH: That the said party of the first part, for and in con-  
 sideration of the sum of TEN and 00/100 DOLLARS AND OTHER GOOD AND  
 VALUABLE CONSIDERATIONS, to it in hand paid by the said party of the  
 second part, the receipt whereof is hereby acknowledged, has granted, bargained  
 and sold to the said party of the second part, its successors and assigns for-  
 ever, the following described land situate, lying and being in the County of  
 Dade and State of Florida, to-wit:

Being the real property more particularly described in the rider attached  
 hereto as Exhibit A less the parcels more particularly described in the rider  
 attached hereto as Exhibits B and B(1):

TOGETHER WITH the right to grant utility easements over the front 25 feet of  
 Parcel A as described in Exhibit B hereto and the said parcel described in  
 Exhibit B(1) hereto. (Any utilities hereafter installed in said area to be at the  
 cost of the installer and in such a manner as to cause minimal interference  
 with use of said parcels; any damage to driveways and landscaping on said  
 parcels to be corrected at installer's expense.)

SUBJECT TO:

1. Agreement between Kendall Center, Inc. and Arvida dated May 24, 1960.
2. Laws and ordinances affecting use of said premises.
3. Easement Agreement to Peninsula Utilities Corporation dated June 20, 1963.
4. Easement Agreement to Peninsula Utilities Corporation dated November 26, 1963.
5. Easement Agreement to Peninsula Utilities Corporation dated November 26, 1963.
6. Easement Agreement to Peninsula Utilities Corporation dated March 4, 1965.
7. Mortgage dated 24 of September 3, 1963 executed by Dadeland Garden Apart-  
 ments, Ltd., Robert Gale and Elmer Litwin to Lon Worth Crow Company.
8. Mortgage dated as of January 5, 1965 executed by North Kendal-Dadeland  
 Garden Apts., Ltd., Robert Gale and Elmer Litwin to Lon Worth Crow  
 Company.
9. Mortgage dated as of August 11, 1965 executed by Stanley G. Tate and

Same  
 as  
 3718  
 at  
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Edward L. Denison to American Savings and Loan Association.

10. Taxes for the fiscal year 1965 and thereafter.

11. Easement Agreement to Lon Worth Crow Company dated as of April 29, 1965.

12. A perpetual nonexclusive easement to use for ingress and egress to the two parcels more particularly described in the rider attached hereto as Exhibit B and not conveyed herein, said perpetual non-exclusive easement being the 50 foot wide strips adjacent to and on both the east and west lines for the full length of the property described in said Exhibit B (party of the first part granting to party of the second part the right to dedicate said strips in whole or in part for roadway purposes and purposes incidental thereto, including but not limited to the installation and maintenance of utility lines and mains and storm sewers).

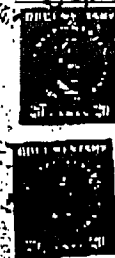
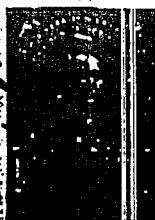
13. Right-of-way deed to Dade County, dated January 5, 1966, of the parcel more particularly described in the rider attached hereto as Exhibit C.

14. Right-of-way deed to Dade County, dated January 11, 1966, of the parcel more particularly described in the rider attached hereto as Exhibit D.

15. A perpetual nonexclusive easement over the parcel more particularly described in the rider attached hereto as Exhibit E for the benefit of and access to the two parcels more particularly described as parcels X and Y in the rider attached hereto as Exhibit F. Said easement shall include the right to construct and repair said access route, provided that any construction and repair shall not be at the expense of party of the second part, its successors and assigns, and further provided that said access route shall be finished with a hard surface, and further provided that the use, construction and repair of said access route shall not be inconsistent with the rights granted to the State Road Department of Florida by Dade County, Florida, by Deed of Easement dated March 23, 1948, as recorded in Deed Book 2997, at page 65, of the Public Records of Dade County, Florida. Said easement shall terminate upon the execution and delivery of a comparable easement providing an alternative access route to said parcels X and Y over the property herein conveyed by party of the first part to party of the second part, and upon such substitute easement having been completely surfaced and ready for use, the cost of surfacing such substitute easement to be borne by party of the second part, provided that such termination is conditioned upon the substitute easement being accepted by party of the first part, its successors and assigns, such approval not to be unreasonably withheld.

And the said party of the first part does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under it, and against none other.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its



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corporate seal to be affixed, attested by its Secretary, the day and year above written.



ARVIDA CORPORATION

By Frank M. Steffens  
Senior Vice President

Arthur D. Young  
Assistant Secretary

Signed, sealed and delivered in the presence of us:

Alvin T. Brown  
Arthur D. Young

STATE OF FLORIDA )

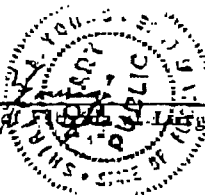
COUNTY OF DADE )

I HEREBY CERTIFY, that on this 14th day of January, A.D. 1966, before me personally appeared Frank M. Steffens and William C. Busker, Sr. Vice President and Asst. Secretary respectively of ARVIDA CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Miami, in the County of Dade and State of Florida the day and year last aforesaid.

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAY 23, 1966  
NOT TO THROUGH - FRED W. OSTELCOBERT

Arthur D. Young  
Notary Public, State of Florida



Rider to Deed between Arrvida Corporation, party of the first part, and  
Allisor Development Corporation, party of the second part.

EXHIBIT A

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REAL PROPERTY IN DADE COUNTY, FLORIDA BEING A PART OF SECTION 35, TOWNSHIP 54 SOUTH,  
RANGE 40 EAST, as follows to wit:

COMMENCE at the S.W. corner of the S.W. 1/4 of Section 35, Township 54 South,  
Range 40 East, Dade County, Florida, thence North 4 degrees 05 minutes 28 seconds  
West along the West line of the S.W. 1/4 of said Section 35 for a distance of  
1,961.82 feet to the N.W. corner of the S. 3/4 of the S.W. 1/4 of said Section 35;  
thence North 85 degrees 04 minutes 24 seconds East along the North line of the S.  
3/4 of the S.W. 1/4 of said Section 35 for a distance of 233.0 feet to a point on  
the East right-of-way line of Limited Access Highway, S.R.D. Road No. 826 and the  
point of beginning of the tract of land herein described; thence continue North  
85 degrees 04 minutes 24 seconds East along the North line of the S. 3/4 of the  
S.W. 1/4 of said Section 35 for a distance of 2,480.13 feet to the N.E. corner of  
the S. 3/4 of the S.W. 1/4 of said Section 35; thence South 4 degrees 05 minutes  
53 seconds East along the East line of the S.W. 1/4 of said Section 35 for a  
distance of 678.01 feet to the intersection thereof with the Northerly right-of-  
way line of Canal C-2 (Snapper Creek Canal); thence North 86 degrees 03 minutes  
14 seconds West along the Northerly right-of-way line of Canal C-2 (Snapper Creek  
Canal) for a distance of 753.13 feet to a point; thence South 85 degrees 36 minutes  
42 seconds West along the Northerly right-of-way line of Canal C-2 (Snapper Creek  
Canal) for a distance of 1,289.14 feet to a point; thence North 4 degrees 05 minutes  
18 seconds West along the right-of-way line of Canal C-2 (Snapper Creek Canal) for  
a distance of 50.0 feet to a point; thence South 85 degrees 36 minutes 42 seconds  
West along the Northerly right-of-way line of Canal C-2 (Snapper Creek Canal) for  
a distance of 433.08 feet to the intersection thereof with the East right-of-way  
line of Limited Access Highway, S.R.D. Road No. 826; thence North 7 degrees 06  
minutes 00 seconds West along the East right-of-way line of Limited Access Highway,  
S.R.D. Road No. 826 for a distance of 230.26 feet to a point; thence North 4 degrees  
05 minutes 28 seconds West along the East right-of-way line of Limited Access High-  
way, S.R.D. Road No. 826 for a distance of 265.54 feet to the intersection thereof  
with the North line of the S. 3/4 of the S.W. 1/4 of said Section 35 and the point  
of beginning, EXCEPTING the East 30 feet thereof; and

TOGETHER with all reversionary interest in S.W. 72nd Avenue West of the center-  
line thereof; and

TOGETHER with all reversionary interests in Canal C-2 (Snapper Creek Canal)  
North of the centerline thereof; and

SUBJECT to the dedication for street purposes of 5 feet abutting on the West  
line of existing S.W. 72nd Avenue dedicated by deed of Kendall Center, Inc. dated  
May 4, 1960 filed for record on May , 1960 in the Office of the Clerk of Circuit  
Court for Dade County, Florida under Clerk's File No. ; and

REAL PROPERTY IN DADE COUNTY, FLORIDA BEING A PART OF SECTION 2, TOWNSHIP 55 SOUTH,  
RANGE 40 EAST, as follows to wit:

COMMENCE at the N.W. corner of the E. 3/4 of the S. 1/2 of the N.W. 1/4 of  
Section 2, Township 55 South, Range 40 East, Dade County, Florida, thence North  
85 degrees 53 minutes 42 seconds East along the North line of the N.W. 1/4 of said  
Section 2 for a distance of 3.83 feet to the S.W. corner of the S.W. 1/4 of Section  
35, Township 54 South, Range 40 East; thence North 85 degrees 27 minutes 47 seconds  
East along the South line of the S.W. 1/4 of said Section 35 and along the North  
line of the N.W. 1/4 of said Section 2 for a distance of 665.11 feet to the N.E.  
corner of the N.W. 1/4 of the S.W. 1/4 of said Section 2; thence South 4 degrees,  
16 minutes 18 seconds East for a distance of 50.0 feet to a point on the South  
right-of-way line of North Kendall Drive and the point of beginning of the tract  
of land herein described; thence South 85 degrees 27 minutes 47 seconds West along  
the South right-of-way line of North Kendall Drive for a distance of 100.0 feet to  
a point on the Limited Access Highway, S.R.D. Road No. 826; thence South 68 degrees  
19 minutes 48 seconds West along the Easterly right-of-way line of the Limited  
Access Highway, S.R.D. Road No. 826 for a distance of 116.17 feet to a point;  
thence South 30 degrees 28 minutes 42 seconds West along the Easterly right-of-way  
line of the Limited Access Highway, S.R.D. Road No. 826 for a distance of 104.54  
feet to a point; thence South 4 degrees 22 minutes 26 seconds West along the  
Easterly right-of-way line of the Limited Access Highway, S.R.D. Road No. 826 for  
a distance of 402.50 feet to a point; thence South 7 degrees 07 minutes 56 seconds  
East along the Easterly right-of-way line of the Limited Access Highway S.R.D.  
Road No. 826 for a distance of 373.64 feet to a point; thence South 21 degrees  
02 minutes 59 seconds East along the Easterly right-of-way line of the Limited  
Access Highway, S.R.D. Road No. 826 for a distance of 378.33 feet to the inter-  
section thereof with the South line of the E. 3/4 of the S. 1/2 of the N.W. 1/4 of  
said Section 2; thence North 85 degrees 46 minutes 30.5 seconds East along the  
South line of the E. 3/4 of the S. 1/2 of the N.W. 1/4 of said Section 2 for a dis-  
tance of 203.09 feet to the S.E. corner of the N.W. 1/4 of the S.W. 1/4 of said

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J.M.

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Section 2; thence North 4 degrees 16 minutes 18 seconds West along the East line of the N.W. 1/4 of the N.W. 1/4 of said Section 2 for a distance of 19.88 feet to a point; thence North 45 degrees 45 minutes 37 seconds East for a distance of 558.83 feet to a point; thence South 44 degrees 13 minutes 23 seconds East for a distance of 300.0 feet to the intersection thereof with the Northwesterly right-of-way line of the Florida East Coast Railway; thence North 45 degrees 46 minutes 37 seconds East along the Northwesterly right-of-way line of the Florida East Coast Railway for a distance of 931.16 feet to the intersection with the East line of the N.1/2 of the N.W.1/4 of said Section 2; thence North 4 degrees 11 minutes 23 seconds West along the East line of the N.1/2 of the N.W.1/4 of said Section 2 for a distance of 512.16 feet to a point 50.0 feet South of the North line of the N.W.1/4 of the said Section 2 and a point on the South right-of-way line of North Kendal Drive; thence South 85 degrees 27 minutes 47 seconds West along a line 50.0 feet South of and parallel with the North line of the N.W.1/4 of said Section 2 and along the South right-of-way line of North Kendal Drive for a distance of 1,337.90 feet to the point of beginning; and

COMMENCE at the N.W. corner of the N.E. 1/4 of Section 2, Township 55 South, Range 40 East, Dade County, Florida, thence South 4 degrees 11 minutes and 23 seconds East along the West line of the N.E. 1/4 of said Section 2 for a distance of 50.0 feet to a point on the South right-of-way line of North Kendal Drive and the point of beginning of the Tract of land herein described; thence continue South 4 degrees 11 minutes 23 seconds East along the West line of the N.E. 1/4 of said Section 2 for a distance of 512.16 feet to the intersection thereof with the Northwesterly right-of-way line of the Florida East Coast Railway; thence North 45 degrees 46 minutes 37 seconds East along the Northwesterly right-of-way line of the Florida East Coast Railway for a distance of 442.50 feet to a point, thence North 4 degrees 11 minutes 23 seconds West along a line 338.80 feet East of and parallel with the West line of the N.E. 1/4 of said Section 2 for a distance of 229.59 feet to point 50.0 feet South of the North line of the N.E. 1/4 of said Section 2 and a point on the South right-of-way line of North Kendal Drive; thence South 85 degrees 27 minutes 47 seconds West along a line 50.0 feet South of and parallel with the North line of the N.E. 1/4 of said Section 2 and along the South right-of-way line of North Kendal Drive for a distance of 338.80 feet to the point of beginning; and

TOGETHER with all reversionary interest in North Kendal Drive South of the centerline thereof; and

SUBJECT to an easement of ingress and egress granted by Dade County to the State Road Department of Florida dated March 23, 1948, and recorded in Deed Book 2997 at page 65 of the public records of Dade County, Florida; and

SUBJECT to the dedication for street purposes of the North 3 feet of the lands described in this Schedule A lying South of North Kendal Drive dedicated by deed of Kendall Center, Inc. dated May 4, 1960, filed for record on May 4, 1960 in the Office of the Clerk of Circuit Court for Dade County, Florida under Clerk's File No.

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Rider to Deed between Arvida Corporation, party of the first part, and  
Allmor Development Corporation, party of the second part.

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EXHIBIT B

TWO PARCELS OF LAND BEING PORTIONS OF TRACT "C" OF PALMETTO-KENDAL HEIGHTS, PLAT  
BOOK 70 AT PAGE 47 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A": Commence at the NE corner of Tract "C" of PALMETTO-KENDAL HEIGHTS,  
plat book 70 at page 47 of the public records of Dade County,  
Florida; Thence South 4 degrees 11 minutes 23 seconds East, along  
the East line of the said Tract "C" for a distance of 3.0 feet to  
a point on the South right-of-way line of North Kendal Drive; Thence  
South 85 degrees 27 minutes 47 seconds West, along the South right-  
of-way line of North Kendal Drive for a distance of 723.27 feet to  
a point on the West line of the Florida State Road Department Easement  
shown in the said Tract "C" and the point of beginning of the  
parcel of land herein described; Thence continue South 85 degrees  
27 minutes 47 seconds West, along the South right-of-way line of  
North Kendal Drive, for a distance of 330.0 feet; Thence South 4  
degrees 32 minutes 13 seconds East for a distance of 400.0 feet;  
Thence North 85 degrees 27 minutes 47 seconds East for a distance  
of 327.72 feet to a point on the West line of the said Florida  
State Road Department Easement; Thence North 4 degrees 12 minutes  
37 seconds West, along the West line of the said Florida State  
Road Department Easement for a distance of 400.01 feet to the  
point of beginning containing 131,544.00 square feet, more or  
less.

PARCEL "B": Commence at the NE corner of Tract "C" of PALMETTO-KENDAL HEIGHTS,  
plat book 70 at page 47 of the public records of Dade County, Florida;  
Thence South 4 degrees 11 minutes 23 seconds East, along the East  
line of the said Tract "C" for a distance of 3.0 feet to a point  
on the South right-of-way line of North Kendal Drive; Thence South  
85 degrees 27 minutes 47 seconds West, along the South right-of-way  
line of North Kendal Drive, for a distance of 1,053.27 feet; Thence  
South 4 degrees 32 minutes 13 seconds East for a distance of 400.0  
feet to the point of beginning of the parcel of land herein described;

*F.W.J.*

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Thence continue South 4 degrees 32 minutes 13 seconds East for a distance of 200.0 feet; Thence North 85 degrees 27 minutes 47 seconds East for a distance of 326.58 feet to a point on the West line of the Florida State Road Department Easement shown in the said Tract "C"; Thence North 4 degrees 12 minutes 37 seconds West, along the West line of the said Florida State Road Department Easement, for a distance of 200.00 feet to a point which is located 400.00 feet South of, as measured at right angles to, the South right-of-way line of North Kendal Drive; Thence South 85 degrees 27 minutes 47 seconds West for a distance of 327.72 feet to the point of beginning containing 65,430.00 square feet, more or less.

WITNESSETH with all reverendary interest in North Kendal Drive  
County of the following line thereof.



Rider to Deed between Arvida Corporation, party of the first part, and  
Allmer Development Corporation, party of the second part.

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EXHIBIT B(1)

A PORTION OF TRACT "C" PALMETTO-KENDAL HEIGHTS:

COMMENCE at the NE corner of Tract "C" of PALMETTO-KENDAL HEIGHTS as recorded in Plat Book 70 at page 47 of the Public Records of Dade County, Florida; Thence run South 4 degrees 11 minutes 23 seconds East along the East line of said Tract "C" for a distance of 3.0 feet to a point on the South right-of-way line of North Kendal Drive and the point of beginning of the following described Tract of land; Thence run South 85 degrees 27 minutes 47 seconds West along the South right-of-way line of North Kendal Drive for a distance of 184.10 feet to a point; Thence run South 4 degrees 32 minutes 13 seconds East for a distance of 150.0 feet to a point; Thence run South 85 degrees 27 minutes 47 seconds West for a distance of 150.0 feet to a point; Thence run South 4 degrees 32 minutes 13 seconds East for a distance of 352.69 feet to a point on the Northwesterly right-of-way line of the F. E. C. Railway; Thence run North 45 degrees 46 minutes 37 seconds East along the Northwesterly right-of-way line of the F. E. C. Railway for a distance of 432.37 feet to a point on the East line of aforesaid Tract "C"; Thence run North 4 degrees 11 minutes 23 seconds West along the East line of Tract "C" for a distance of 226.59 feet to the point of beginning, containing 98,981.0 square feet or 2.2723 acres, more or less.

*F.M.S.*

TOGETHER with all conveyance interest in North Kendal Drive and all other interests therein.

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Rider to Special Warranty Deed between Arrida Corporation, party of the first part,  
and Allmor Development Corporation, party of the second part.

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REC 1902 MAY 167

EXHIBIT C

BEGIN at the Northeast corner of Tract A, PALMETTO-KENDAL  
HEIGHTS, according to the plat thereof recorded in Plat Book 70 at  
Page 47 of the Public Records of Dade County, Florida; thence run S 85°  
04' 24" W along the North line of said Tract A for 1300.37 feet to a point;  
thence run S 1° 03' 09" W for 15.14 feet to a point on the South line of the  
North 25.00 feet of said Tract A; thence run N 85° 04' 24" E along the  
South line of the North 25.00 feet of said Tract A 1272.26 feet to a point  
of curvature of a circular curve to the right; thence run Easterly and  
Southerly along the arc of said circular curve having a radius of 25.00 feet  
through a central angle of 90° 09' 42" for an arc distance of 39.63 feet to  
a point of tangency on the West line of the East 5.00 feet of said Tract A;  
thence run N 85° 54' 07" W for 5.00 feet to a point on the East line of said  
Tract A; thence run N 4° 05' 53" W along the East line of said Tract A for  
50.44 feet to the Point of Beginning, situate, lying and being in the County  
of Dade, State of Florida.

Rider to Special Warranty Deed between Arvida Corporation, party of the first part,  
and Allmor Development Corporation, party of the second part.

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EXHIBIT D

COMMENCE at the Northeast corner of Tract A of PALMETTO-KENDAL  
HEIGHTS, according to the plat thereof recorded in Plat Book 70 at Page 47  
of the Public Records of Dade County, Florida; thence run S 85° 04' 24" W  
along the North line of said Tract A for 1300.37 feet to the Point of Beginning  
of the following described parcel of land; thence continue S 85° 04' 24" W  
along the North line of said Tract A for 1149.70 feet to a point on the East  
right of way line of the Palmetto Expressway, as shown on the Florida State  
Road Department Right of Way Map, Section No. 87260-2104, as recorded in  
Plat Book 73 at Page 7 of the Public Records of Dade County, Florida; thence  
run S 4° 05' 28" E along said East right of way line for 25.00 feet to a point  
on the South line of the North 25.00 feet of said Tract A; thence run N 85°  
04' 24" E along the South line of the North 25.00 feet of said Tract A for  
1147.50 feet to a point; thence run N 1° 03' 09" E for 25.14 feet to the Point  
of Beginning, situate, lying and being in the County of Dade, State of Florida.

*FM*

Rider to Special Warranty Deed between Arvida Corporation, party of the first part,  
and Allmor Development Corporation, party of the second part.

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EXHIBIT E

LEGAL DESCRIPTION OF THE CENTERLINE OF A FIFTY (50) FOOT  
EASEMENT IN THE NW 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE  
40 EAST, DADE COUNTY, FLORIDA, BEING TWENTY FIVE (25) FEET ON  
EACH SIDE OF, AS MEASURED AT RIGHT ANGLES TO THE FOLLOWING  
DESCRIBED LINE:

COMMENCE at the NE corner of the NW 1/4 of Section 2, Township 55  
South, Range 40 East, Dade County, Florida; Thence run South 85 degrees  
27 minutes 47 seconds West along the North line of the NW 1/4 of said Section  
2 for a distance of 359.49 feet to a point 25 feet West of, as measured at right  
angles to, the East line of the W 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4  
of said Section 2; Thence run South 4 degrees 12 minutes 37 seconds East along  
a line parallel to and 25 feet West of as measured at right angles to, the East  
line of the W 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of said Section 2 for  
a distance of 53 feet to a point on the South right-of-way line of North Kendal  
Drive (S. W. 88th Street), the same being the point of beginning of the following  
described centerline; Thence continue South 4 degrees 12 minutes 37 seconds  
East along a line parallel to and 25 feet West of, as measured at right angles to,  
the East line of the W 1/2 of the E 1/2 of the NE 1/4 of the NW 1/4 of said  
Section 2 for a distance of 710.80 feet to a point 75.0 feet Northwest from,  
as measured at right angles to, the NW right-of-way line of the Florida East  
Coast Railway; Thence run South 45 degrees 46 minutes 37 seconds West along  
a line parallel to and 75.0 feet Northwest from, as measured at right  
angles to, the Northwestly right-of-way line of the Florida East Coast Rail-  
way for a distance of 124.83 feet to the beginning of a tangential circular curve  
concave to the North; Thence run in a Westerly direction along said circular  
curve having a radius of 225.0 feet through a central angle of 63 degrees 36  
minutes 44 seconds for an arc distance of 249.80 feet to a point of reverse  
curve; Thence run in a Westerly and Southwesterly direction along said circular  
curve concave to the South having a radius of 225.0 feet through a central angle  
of 63 degrees 36 minutes 44 seconds for an arc distance of 249.80 feet to the  
end of said curve; Thence run South 45 degrees 46 minutes 37 seconds West  
along a line parallel to and 25 feet Northwest from, as measured at right  
angles to, the Northwestly line of the State Road Department Tract, the same  
being described in Deed Book 2997 at Page 63 of the Public Records of Dade  
County, Florida for a distance of 570.50 feet to a point; Thence run South 4  
degrees 16 minutes 18 seconds East along a line parallel to and 25 feet West of,  
as measured at right angles to, the East line of the NW 1/4 of the NW 1/4 of  
said Section 2 for a distance of 31.53 feet to a point on the South line of the  
NW 1/4 of the NW 1/4 of said Section 2, said point being the end of the herein  
described centerline.

-7M-

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Rider to Special Warranty Deed between Arvida Corporation, party of the first part,  
and Allmor Development Corporation, party of the second part.

FILE 4902 FILE 170

EXHIBIT F

Parcel X

COMMENCE at the Northwest corner of the Southwest 1/4 of the  
Northwest 1/4 of Section 2, Township 55 South, Range 40 East; thence  
run South 89 degrees 20 minutes 04 seconds East along the North line of  
the Southwest 1/4 of the said Northwest 1/4 for 733.83 feet to the Point  
of Beginning; thence continue along the last described course for 199.05  
feet to a point of intersection with the Westerly limited access right-of-  
way line of Palmetto Road as shown on that certain State Road Department  
right-of-way map as recorded in Plat Book 68, Page 87 of the Public Records  
of Dade County, Florida; thence run South 21 degrees 22 minutes 13 seconds  
East along the said Westerly limited access right-of-way line for 323.76 feet;  
thence run South 26 degrees, 41 minutes 14 seconds East continuing along the  
said Westerly limited access right-of-way line for 243.96 feet to a point lying  
in the Northwesterly right-of-way line of the Florida East Coast Railroad;  
thence run in a Southwesterly direction along the said Northwesterly right-of-  
way line of the Florida East Coast Railroad being a curve to the left having a  
radius of 1960.08 feet and a central angle of 25 degrees 12 minutes 51 seconds  
for an arc distance of 797.57 feet to a point of tangency; thence run South 25  
degrees 27 minutes 17 seconds West continuing along the Northwesterly right-  
of-way line of the Florida East Coast Railroad for 359.04 feet to a point of  
intersection with the Easterly limited access right-of-way line of said  
Palmetto Road; thence run North 07 degrees 59 minutes 52 seconds East along  
the said Easterly limited access right-of-way line for 1492.13 feet to the Point  
of Beginning.

*FMA*

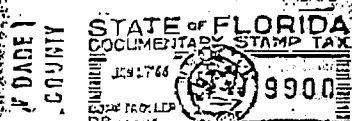
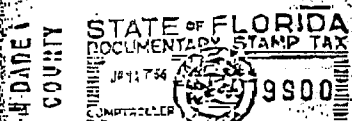
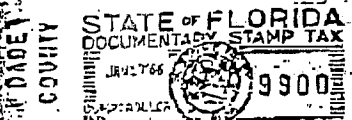
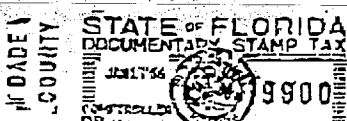
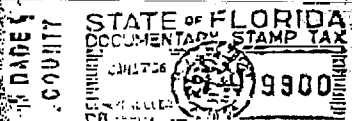
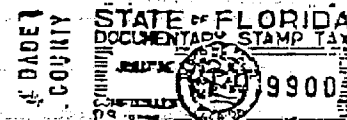
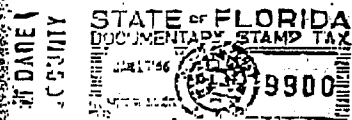
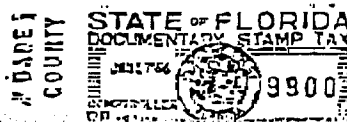
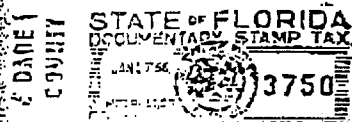
AND

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OFF REC 4902 ME 171

EXHIBIT F (cont'd.)Parcel Y

BEGIN at the Northeast corner of the Southwest 1/4 of the said Northwest 1/4 and run South 0 degrees 37 minutes 01 second West along the East line of the Southwest 1/4 of the said Northwest 1/4 for 371.38 feet to a point of intersection with the Northwesterly right-of-way line of Florida East Coast Railroad; thence run North 28 degrees, 01 minute 56 seconds West along the said Easterly limited access right-of-way line of Palmetto Road for 423.39 feet to a point lying in the North line of Southwest 1/4 of said Northwest 1/4; thence run South 89 degrees 20 minutes 04 seconds East along the last mentioned North line for 203.01 feet to the Point of Beginning.



State of Florida, County of Dade.  
This instrument was filed for record the 12 day of Jan  
1966 at 11:18 A.M. and duly recorded in OFFICIAL RECORDS  
Book 19 Page 157 File # 66R 120

E. B. LEATHERMAN  
Clerk Circuit Court

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